

PP

APPROVAL RECORD

Planning Permission

Virudhunagar
Virudhunagar district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PROCEEDINGS OF THE DEPUTY DIRECTOR
VIRUDHUNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : R.KRISHNAMURTHY B.E,

Online Building Plan Application Number - SWP/BPA/0021821/2023

Sir,

Subject : Industrial Building - Office of the District of Town and Country planning -Virudhunagar District, Sivakasi Taluk/Panchayat Union – Vadapatti Panchayat/Village – S.F.No.89/2,85/1,86/2B,86/1C2 – for an extent of Site area 22396.26 Sqm. – FSI Area- 1986.44 sq.m (Creative garments and Textiles Mills) Industrial Building - Technical Clearance Issued - Forwarded for further action - Reg.

- Ref:
- 1.Applicant M/S.TCT Linens Pvt.Ltd and A.Ramasamy, - Online Application No. SWP/BPA/0021821/2023, Dated: 19.09.2023.
 - 2.G.O.86, Housing and Urban Development Department, dated 28.03.2012.
 - 3.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
 - 4.G.O.138, Housing and Urban Development Department, dated 04.06.2004
 - 5.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
 6. G.O.79, Housing and Urban Development Department, dated 04.05.2017
 - 7.Joint Director, Agriculture Department, Virudhunagar Roc No. 3/11695/2023 Dated.18.10.2023
 - 8.District Officer,Fire and Recuse Services letter O.Mu.No.14546/2/2023 dated .19.09.2023.
 - 9.District office Demand payment Request letter dated 16.11.2023
 - 10.Applicant M/S.TCT Linens Pvt.Ltd and A.Ramasamy, Demand Remittance letter dated.29.11.2023

Fees Details

Scrutiny fees	-	Rs.40387
Centage Charge for Building	-	Rs. 1000.00
Centage Charge of Land	-	Rs. 1200.00
Infrastructure and Amenities Charges	-	Rs.394800.00
Display Board Charges	-	Rs.1500.00

Order

With reference to the letter in the 1st cited, applicant has requested for the approval of Industrial Building in - Virudhunagar District, Sivakasi Taluk/Panchayat Union, Vadapatti Panchayat/Village – S.F.No.89/2,85/1,86/2B,86/1C2 – for an extent of Site area 22396.26 Sqm. – FSI Area- 1986.44 sq.m. The Site has been marked as “**ABCDEFGH**” and As per Section 47 of Town and Country Planning Act 1971 Concurrence fo Issued Vide **SWP/DTCP (VNR) No. 21/2023 and Duration from 04.12.2023 to 03.12.2031 .**

The area statement for the Proposed Industrial building is as below. Area of Site – 22396.26 sq.m.

Building details: Industrial Building

S.No	Building name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
1	Block-1(Industrial Building)		-	
	Ground Floor	1822.46	-	1822.46
2	Block-2 (Office Building)		-	
	Ground Floor	98.95	-	98.95
3	Ground Floor(Toilet)	10.11	-	10.11
4	Power House	51.88	-	51.88
5	Security Room	3.04	-	3.04
	Total area	1986.44	-	1986.44

Total FSI Area – 1986.44 sq.m
FSI -0.088

Planning Permission has been issued with the following common and special conditions.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
2. The OSR Area **2702.42** Sq.m Earmarked as 1to 4 Shown in the site plan should be retained as open space Reservation as per TNCDBR 2019 rule 41(1) Explanation (i)
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
4. Conditions Stipulated in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage,
7. Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this

8. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.

GENERAL CONDITIONS,

1. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing,
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained,
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue Equipment Should be Provided as per Rules,
8. As per GO No 341 MAWS dated 03.11.2004 "U"Trap in the septic tank design to be provided
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO.NO; 18 Department of Municipal Administration and Water Supply Dated;04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and Panchayat engineer details at the place of construction.
11. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
12. Rain water harvesting should be provided as per the directions mentioned in G.O.18 Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
13. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
14. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Block Development Officer, Sivakasi Panchayat union if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Deputy Director
District Town and Country Planning Office
Virudhunagar

To:

- 1, The President,
Vadapatti Panchayat/Village
Sivakasi Panchayat Union,
Sivakasi Taluk , Virudhunagar District.

Copy to:

1. TCT Linene Pvt.Ltd Director A.ramasamy
And 2.A.Ramasamy
625, Gnagiri Road, Sivakasi Taluk,
Virudhunagar-626189.
2. Block Development officer,
Sivakasi Panchayat Union,
Sivakasi Taluk,
Virudhunagar.
3. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008.

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Zoning and land use

What the plan says can happen on this land.

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Who holds it, and which office keeps the record.

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3/350/2 Mettukuppam,
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

